



HUGHES GROUP ARCHITECTS  
22630 DAVIS DRIVE, SUITE 175  
STERLING, VIRGINIA, 20164  
703.437.6600



LCSA ID #  
20070088

OWNER:  
LOUDOUN COUNTY  
BOARD OF SUPERVISORS  
1 HARRISON ST., SE  
F.O. BOX 7000  
MASCOT  
LEESBURG, VA 20177-7000  
P.O. BOX 7000  
MASCOT  
LEESBURG, VA 20177-7000  
OWNER:  
ALPHA CORPORATION  
21351 RIDGEOP CIRCLE  
SUITE 200  
LEESBURG, VA 20166  
STRUCTURAL:  
EHLERT/BRYAN  
146 DOLLEY MARION BOULEVARD  
SUITE 200  
LEESBURG, VA 20166  
MECHANICAL/ELECTRICAL/PLUMBING:  
BRUNAC ENGINEERING  
SUITE 200  
4050 ALBERMARLE STREET, NW  
WASHINGTON, DC 20016  
202.297.4250

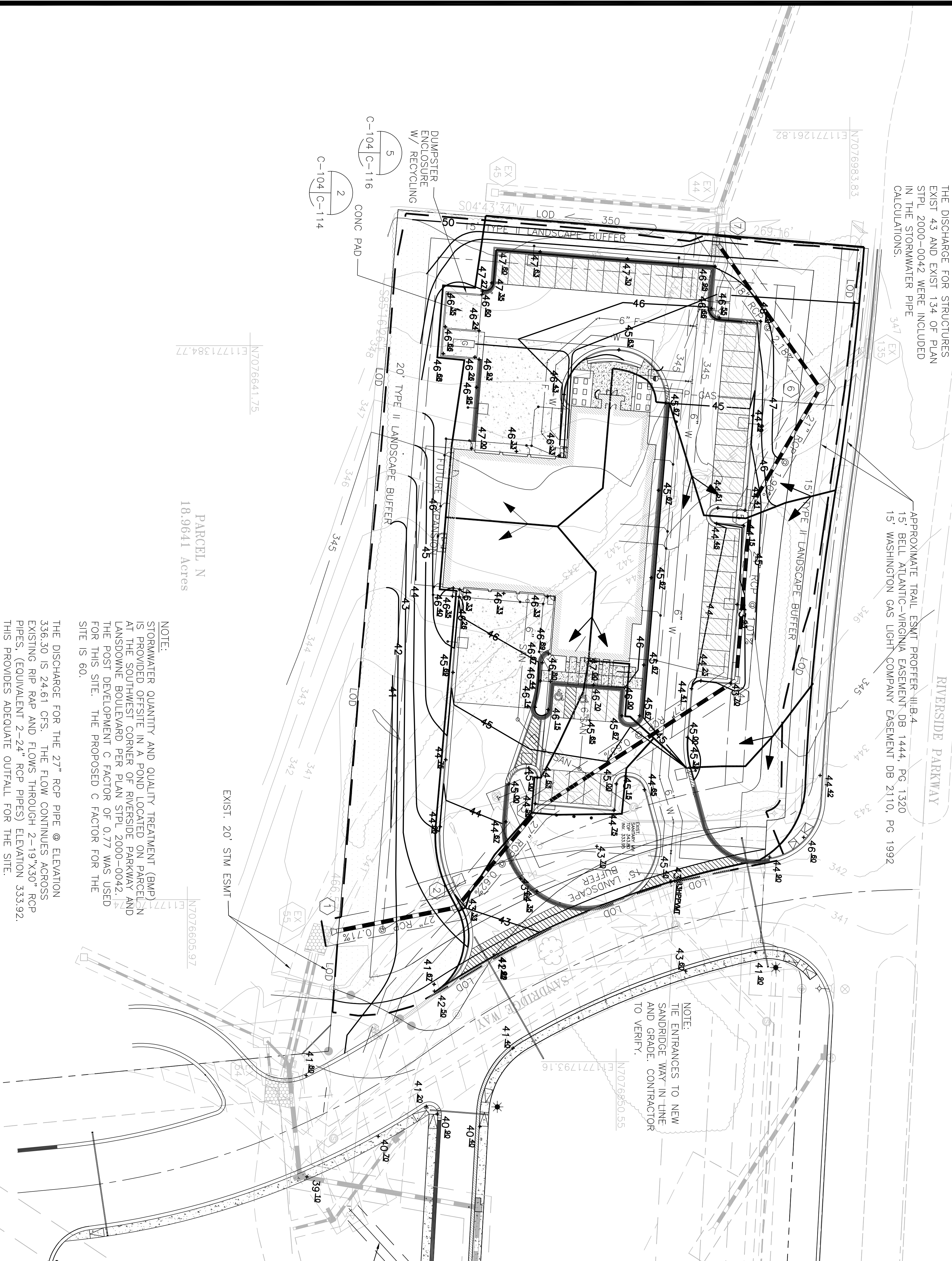
# LANDSDOWNE PUBLIC SAFETY CENTER

BROAD RUN DISTRICT  
LOUDOUN COUNTY, VIRGINIA

## GRADING PLAN

REVISIONS:	
NO. 1	DATE: 04/25/2008
NO. 2	DATE: 04/25/2008
NO. 3	DATE: 04/25/2008
NO. 4	DATE: 04/25/2008
NO. 5	DATE: 04/25/2008
NO. 6	DATE: 04/25/2008
NO. 7	DATE: 04/25/2008
NO. 8	DATE: 04/25/2008
NO. 9	DATE: 04/25/2008
NO. 10	DATE: 04/25/2008
NO. 11	DATE: 04/25/2008
NO. 12	DATE: 04/25/2008
NO. 13	DATE: 04/25/2008
NO. 14	DATE: 04/25/2008
NO. 15	DATE: 04/25/2008
NO. 16	DATE: 04/25/2008
NO. 17	DATE: 04/25/2008
NO. 18	DATE: 04/25/2008
NO. 19	DATE: 04/25/2008
NO. 20	DATE: 04/25/2008
NO. 21	DATE: 04/25/2008
NO. 22	DATE: 04/25/2008
NO. 23	DATE: 04/25/2008
NO. 24	DATE: 04/25/2008
NO. 25	DATE: 04/25/2008
NO. 26	DATE: 04/25/2008
NO. 27	DATE: 04/25/2008
NO. 28	DATE: 04/25/2008
NO. 29	DATE: 04/25/2008
NO. 30	DATE: 04/25/2008
NO. 31	DATE: 04/25/2008
NO. 32	DATE: 04/25/2008
NO. 33	DATE: 04/25/2008
NO. 34	DATE: 04/25/2008
NO. 35	DATE: 04/25/2008
NO. 36	DATE: 04/25/2008
NO. 37	DATE: 04/25/2008
NO. 38	DATE: 04/25/2008
NO. 39	DATE: 04/25/2008
NO. 40	DATE: 04/25/2008
NO. 41	DATE: 04/25/2008
NO. 42	DATE: 04/25/2008
NO. 43	DATE: 04/25/2008
NO. 44	DATE: 04/25/2008
NO. 45	DATE: 04/25/2008
NO. 46	DATE: 04/25/2008
NO. 47	DATE: 04/25/2008
NO. 48	DATE: 04/25/2008
NO. 49	DATE: 04/25/2008
NO. 50	DATE: 04/25/2008
NO. 51	DATE: 04/25/2008
NO. 52	DATE: 04/25/2008
NO. 53	DATE: 04/25/2008
NO. 54	DATE: 04/25/2008
NO. 55	DATE: 04/25/2008
NO. 56	DATE: 04/25/2008
NO. 57	DATE: 04/25/2008
NO. 58	DATE: 04/25/2008
NO. 59	DATE: 04/25/2008
NO. 60	DATE: 04/25/2008
NO. 61	DATE: 04/25/2008
NO. 62	DATE: 04/25/2008
NO. 63	DATE: 04/25/2008
NO. 64	DATE: 04/25/2008
NO. 65	DATE: 04/25/2008
NO. 66	DATE: 04/25/2008
NO. 67	DATE: 04/25/2008
NO. 68	DATE: 04/25/2008
NO. 69	DATE: 04/25/2008
NO. 70	DATE: 04/25/2008
NO. 71	DATE: 04/25/2008
NO. 72	DATE: 04/25/2008
NO. 73	DATE: 04/25/2008
NO. 74	DATE: 04/25/2008
NO. 75	DATE: 04/25/2008
NO. 76	DATE: 04/25/2008
NO. 77	DATE: 04/25/2008
NO. 78	DATE: 04/25/2008
NO. 79	DATE: 04/25/2008
NO. 80	DATE: 04/25/2008
NO. 81	DATE: 04/25/2008
NO. 82	DATE: 04/25/2008
NO. 83	DATE: 04/25/2008
NO. 84	DATE: 04/25/2008
NO. 85	DATE: 04/25/2008
NO. 86	DATE: 04/25/2008
NO. 87	DATE: 04/25/2008
NO. 88	DATE: 04/25/2008
NO. 89	DATE: 04/25/2008
NO. 90	DATE: 04/25/2008
NO. 91	DATE: 04/25/2008
NO. 92	DATE: 04/25/2008
NO. 93	DATE: 04/25/2008
NO. 94	DATE: 04/25/2008
NO. 95	DATE: 04/25/2008
NO. 96	DATE: 04/25/2008
NO. 97	DATE: 04/25/2008
NO. 98	DATE: 04/25/2008
NO. 99	DATE: 04/25/2008
NO. 100	DATE: 04/25/2008

DATE: 04/25/2008	SCALE: AS SHOWN
PROJECT NO: 2577	
SHEET: C-104	
SHEET: 5 OF 20	



NOTE:  
THE DISCHARGE FOR STRUCTURES  
EXIST 43 AND EXIST 134 OF PLAN  
STPL 2000-0042 WERE INCLUDED  
IN THE STORMWATER PIPE  
CALCULATIONS.

APPROXIMATE TRAIL ESMT PROFFER #118.4  
15' BELL ATLANTIC-VIRGINIA EASEMENT DB 1444, PG 1320  
15' WASHINGTON GAS LIGHT COMPANY EASEMENT DB 2110, PG 1992

NOTE:  
THE ENTRANCES TO NEW  
SANDRIDGE WAY IN LINE  
AND GRADE. CONTRACTOR  
TO VERIFY.

NOTE:  
ALL SANDRIDGE WAY RELOCATION AND  
RECONSTRUCTION INCLUDING PAVEMENT,  
CURB, GUTTER, UTILITY RELOCATION AND  
SIDEWALK BY LANDSDOWNE OFFICE PARK  
STPL-2006-0048.

LEGEND  
47.24 SPOT SHOT

PARCEL N  
18.9641 Acres

NOTE:  
STORMWATER QUANTITY AND QUALITY TREATMENT (BMP)  
IS PROVIDED OFFSITE IN A POND LOCATED ON PARCEL N  
AT THE SOUTHWEST CORNER OF RIVERSIDE PARKWAY AND  
LANDSDOWNE BOULEVARD PER PLAN STPL 2000-0042.  
THE POST DEVELOPMENT C FACTOR OF 0.77 WAS USED  
FOR THIS SITE. THE PROPOSED C FACTOR FOR THE  
SITE IS 60.

THE DISCHARGE FOR THE 27" RCP PIPE @ ELEVATION  
336.50 IS 24.61 CFS. THE FLOW CONTINUES ACROSS  
EXISTING RIP RAP AND FLOWS THROUGH 2-19"x30" RCP  
PIPES, (EQUIVALENT 2-24" RCP PIPES) ELEVATION 333.92.  
THIS PROVIDES ADEQUATE OUTFALL FOR THE SITE.

